

Fieldstone Farms

21 Wheeler Road
Grafton, MA

Development Team

Developer

Fieldstone Farms, LLC

Architect

John Marro III, Architect

Civil Engineer

Andrews Survey & Engineering, Inc.

Landscape Architect

Earth Design Landscape
Architecture, LLC

Legal Counsel

Joseph Antonellis, Esq.

Monitoring Agent

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Lottery Agent

SEB, LLC

Site & Utility Contractor

Earthworks Site Development &
Utilities, Inc.

On behalf of our proposed development team, Fieldstone Farms, LLC is pleased to submit an Application for MGL Ch. 40B Project Eligibility to MassHousing for Fieldstone Farms, a 36-lot residential community located at 21 Wheeler Road in Grafton, MA. We propose to build 36 single-family homes, of which 9 dwellings will be moderate income affordable homes and 27 market rate dwellings on 18 acres of land. Fieldstone Farms will be serviced by municipal water and sewer, gas, and electricity.

Our approach to this development was to maintain a consistent massing, scale and building typology to the surrounding residential neighborhood. The character of this area of Norfolk is single family homes of moderate scale with a natural development over time.

The individual buildings, although consisting of duplex units, are designed to have the appearance and scale of single family homes. The “street” facades are a mixture of roof shapes and configurations, building materials, and entry types which help define them as more consistent with smaller single family residences within the surrounding neighborhoods. The buildings are consistently 2 stories. The height and footprint of the proposed buildings are of a scale that is reminiscent of neighboring homes. Pitched roofs, clapboard and shingle siding, architectural roof shingles, double hung windows and appropriate scale overall detailing are part of the concept that ties this project to the context of the surroundings.

The buildings will vary in color schemes and basic façade design to produce a more natural feel and avoid monotony. Human scale elements such as porches and small exterior patio areas will also be part of the design.

Developer- Peter Adams

Peter Adams has spent the last 45 years working on a variety of projects in the construction industry. Starting with road building in the central highlands of Vietnam with the Army 18th Engineers Brigade in 1970. Peter's expertise includes but is not limited to excavating projects from septic, sewer, drainage, site work for residential and commercial projects. In the late

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1990s, Peter starting building single family homes, many of which are in Grafton, Dudley and Douglas. Peter is an active member of Grafton's Town Boards ie Zoning Board of Appeals for the last 16 years, a Selectman nine years and has been on the Affordable Housing Trust for 11 years. Peter currently holds a Mass Contraction Supervision License, Massachusetts Hoisting Engineer License, and Massachusetts CDL Driver's License.

Past Building Projects: 53,55,57,61,63,65 Crosby Road, Grafton
84,86,88,90,102 Millbury Street, Grafton.
100 Brigham Hill Road, Grafton
5 Cheryl Drive, Grafton
53 Old Southbridge Road, Dudley
Waben Lake Road, Douglas

Architect – John Marro, III:

John Marro III, A.I.A. Architect/Planner was founded in 1986 and is a full service architectural practice in Grafton, Massachusetts and Newfoundland, New Jersey. Our firm involves all types of building projects; residential, commercial, industrial, retail, restaurant, historic, and religious.

I have been an architect since 1983 and worked for three firms before starting my own firm. Those firms were Jerry M. Campell, A.I.A., Kordys, Puzio & DiTomasso A.I.A., and Hartz Mountain Industries as a developer.

Civil Engineer – Andrews Survey & Engineering, Inc.:

Andrews Survey & Engineering, Inc. was founded in 1978 and incorporated in 1983 in the Commonwealth of Massachusetts. From its inception as a land surveying and planning resource for the Blackstone Valley region, it has developed and expanded its resource database to include the greater Boston, Worcester, and Providence vicinity. Our firm offers complete professional services pertinent to land surveying and civil engineering, including all aspects of planning, design, permitting and development of projects.

Our multi-disciplinary team of experienced staff members incorporates all aspects of a project, from initial planning and

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land evaluation, through design, permitting and construction. Typical projects may range from the surveying and permitting of a single-family house lot, to the development of a multi-lot residential subdivision, to the design and layout of large, complex commercial, educational, municipal or industrial projects. We pride ourselves in doing what it takes to get the job completed on budget, on schedule and to the satisfaction of our clients.

Our office technicians and survey crews are equipped with the latest technology (i.e. AutoCAD Civil 3D, total station instruments, data collectors, and Global Positioning Systems) to provide precise and proficient service. They have a wide range of experience on property surveys, topographic surveys, existing conditions surveys, and construction phase services.

Andrews Survey & Engineering, Inc. employs a professional staff comprised of licensed land surveyors, civil engineers, experienced survey field crews, CAD drafting staff, and an administrative staff. We maintain professional licenses in Massachusetts, Rhode Island, and Connecticut.

Lakeland has worked with Andrews Survey & Engineering, Inc. on a variety of projects throughout the Commonwealth in such communities like Douglas, Savoy, and Plainfield.

Landscape Architect – Earth Design Landscape

Architecture, LLC:

EarthDesign Landscape Architecture, LLC (“EarthDesign”) is a Massachusetts certified woman-owned business that provides a broad range of professional services to governmental, corporate, and private clients. Alice W. Webb, Principal of EarthDesign, has over 30 years of experience in the field of landscape architecture.

We at EarthDesign work closely with our clients throughout the design process, to ensure that their needs are met through creative, functional, and economical means. Other important design considerations that we include in this process are aesthetics, maintenance, accessibility, and environmental sustainability.

The range of services provided by EarthDesign comprises:

- Site analyses and feasibility studies*
- Site program development*
- Master planning*
- Coordination of public participation process*
- Site planning and design*
- Project management*
- Construction detailing and documentation*
- Cost estimating*
- Permit coordination*
- Construction administration and observation*
- Site maintenance planning*

Types of projects that EarthDesign produces include:

- Public and private gardens*
- Parks, playgrounds, and trails*
- Outdoor recreation and athletic facilities*
- Housing developments*
- Building sites (office, commercial, governmental, and institutional)*
- Academic campuses*

Legal Counsel – Joseph Antonellis, Esquire:

Joseph Antonellis is a partner at the law firm of Mayer, Antonellis, Jachowicz & Haranas. The real estate law division within the practice offers a wide variety of real estate services. Our real estate lawyers have practiced in this area of law since 1937. The real estate law department is now headed by Attorney Antonellis, whose experience and know-how makes him a leader among his peers. We have represented the Framingham Cooperative Bank for decades and currently handle all its real estate matters. Our Massachusetts real estate lawyers are experienced in all aspects of real estate law and can handle matters ranging from the most simple to the highly complex. The firm represents builders, developers, small businesses, and individuals in all aspects of real estate law in the Boston metro west and Worcester County region.

Monitoring Agent – Metro West Collaborative

Development, Inc.:

The mission of Metro West Collaborative Development (Metro West CD) is to organize residents, mobilize resources, and identify ideas that improve the quality of life for residents of Metro West neighborhoods. They accomplish this by:

1. Creating and preserving affordable homes;
2. Supporting economic development that strengthens neighborhoods, towns, and our region; and
3. Building alliances with partners and constituencies throughout the region in order to increase awareness and build support for community development.

Metro West CD has been working in the field of affordable housing development, administration, and compliance for over 20 years. Working closely with municipalities and developers, Metro West CD is involved in the monitoring of over 150 affordable units throughout eastern Massachusetts. In addition to Monitoring Agreements with individual developers, Metro West CD also works with municipalities to insure the compliance of their entire Subsidized Housing Inventory (SHI).

Metro West CD also provides 40B and 40R Compliance Monitoring and has current agreements with:

Duxbury Woods, Duxbury – 10 units

Greendale Village, Needham – 4 units

Rose Court, Danvers – 18 units

Craftsman Village, Boxborough – 1 unit

Elm Street Estates, Bridgewater – 5 units

Goddard Village, Stoughton – 26 units (10 units closed to date)

Campion Estates, North Andover – 7 units

Villages at Stow, Stow – Metro West CD assumed monitoring
responsibilities post-project completion

Woodland Meadows, Southborough – 4 units

Site & Utility Contractor – Earthworks Site

Development & Utilities, Inc.:

Since 1998, Earthworks Site Development & Utilities, Inc. has provided full service site contracting services in Central Massachusetts for the private and public sector. We specialize in all aspects of civil construction including road construction, water, sewer, drain, culverts, retaining walls, underground utilities, and foundation excavation. All our equipment is state of the art and our management team brings years of experience to projects ranging from \$50,000 to \$3,000,000.

Our years of experience and ability to do onsite cost analysis, providing preliminary estimates as a form of value engineering, and local contacts would benefit the project from the design phase of the site work to completion.

Lottery Agent – SEB, LLC:

SEB, LLC (SEB) as a Marketing/Lottery Agent, has represented more units of affordable housing than any entity in Massachusetts. SEB's experience as a Lottery Agent reflects its ability to successfully serve a diverse portfolio of clients and developments from large rental properties to small for-sale projects. With increasing oversight and regulation associated with the affordable housing lottery process, it is critical for the developer to work with a Lottery Agent with the experience not only in conducting lotteries, but an understanding of how the lottery process works within the overall development process.

SEB has provided housing development and planning services that have resulted in the approval and development of more than 12,000 units of affordable housing. SEB has been involved in public or private sector projects in more than 180 cities and towns in Massachusetts.

SEB successfully and effectively manages development teams and steers the development process through all phases. SEB has extensive knowledge of the Massachusetts Comprehensive Permit Law, M.G.L. chapter 40B, which leads to housing opportunities in many communities. SEB has assisted in the financial packaging of over 120 mixed-finance developments under Chapter 40B. In connection with these projects, SEB has prepared or reviewed development pro formas, negotiated with

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local officials, neighbors and developers and successfully leveraged local, state and federal subsidies using almost every available affordable housing financing source.

Lastly, SEB also develops its own mixed income residential communities. As such, we understand all components of the development process and can uniquely understand your development, financial and strategic objectives better than other affordable housing administrators and management companies.